



Corsair Drive, Buckshaw Village, Chorley

Offers Over £194,995

Ben Rose Estate Agents are pleased to present to market this charming three-bedroom home spread across three floors, situated in an exclusive and highly sought-after development in Buckshaw Village. This property offers generous indoor and outdoor space, ideal for small families. The home is conveniently located near local supermarkets and schools and is just a short drive from the towns of Chorley and Leyland. Travel links are abundant, with Buckshaw Parkway providing direct access to both Manchester and Preston, and the nearby M6 and M61 motorways offer excellent connectivity.

Entering the home you will find a convenient porch area housing the stairs and ideal for coats and shoes. Stepping into the house, you are greeted by an open plan kitchen and lounge. The kitchen area offers ample worktop space as well as integrated appliances and room for freestanding ones. To the rear of the room are patio doors opening onto the garden easily creating seamless indoor and outdoor access making this space perfect for socialising and entertaining. Completing the floor is a practical WC adding quality of life to the house.

Moving to the first floor you will find bedroom two as well as the three piece family bathroom with an over the shower bath. To the front of the house is bedroom three that is currently used as a practical utility room, ideal for freestanding appliances like a washing machine and dryer.

The second floor is home to the master bedroom, spanning the length of the house with two large skylights keeping the room well lit at all times of the day. On the landing is a convenience storage closet making an ideal wardrobe.

Externally the garden is a private retreat with a mix of decking and grassed area, creating a peaceful spot to host or relax. To the front, the house comes with two parking spots offering off the road parking. Overall this house offers a great opportunity for small families and couples looking to move into a modern property situated in a desirable and well connected area.







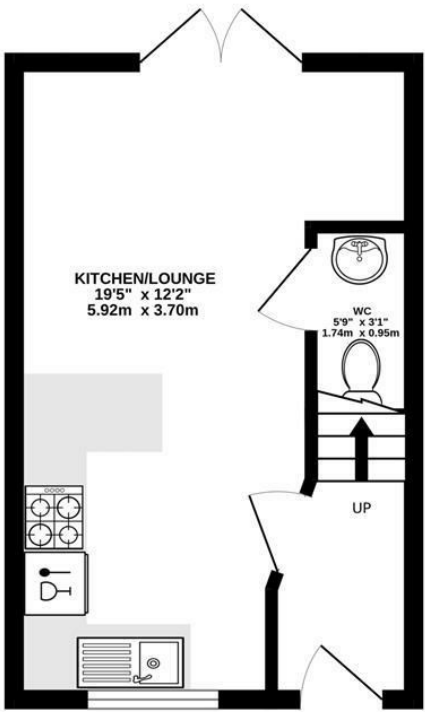




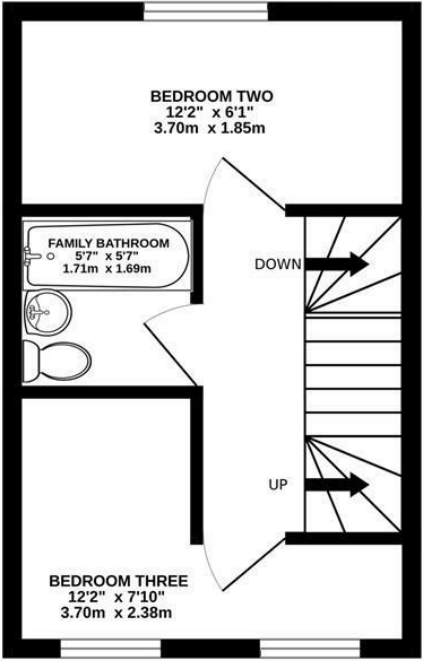


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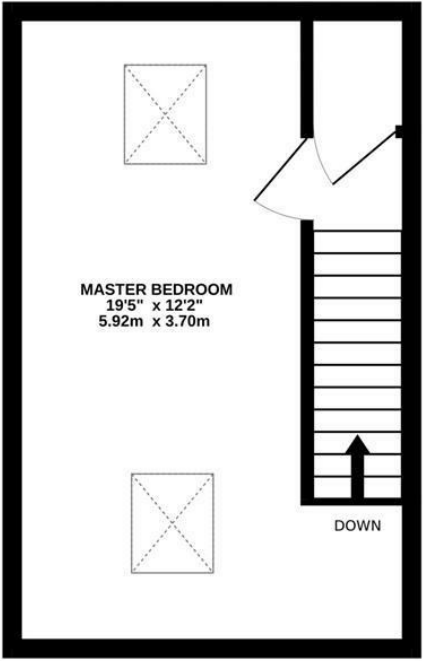
GROUND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



1ST FLOOR
236 sq.ft. (21.9 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

